026.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	953,400 / 953,400
					USE VALUE:	953,400 / 953,400
					ASSESSED:	953,400 / 953,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHOFIELD SHARRON C
Owner 2:	SCHOFIELD KELLI ANN
Owner 3:	
Street 1:	70 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHOFIELD SHARRON C -
Owner 2:	-
Street 1:	70 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	492,300	5,100	456,000	953,400
Total Card	0.115	492,300	5,100	456,000	953,400
Total Parcel	0.115	492,300	5,100	456,000	953,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.76 | /Parcel: 439.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17822
GIS Ref:
GIS Ref:
Insp Date: 08/12/17

!2171!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	492,500	5100	5,000.	456,000	953,600	953,600	Year End Roll	12/18/2019
2019	104	FV	370,900	5100	5,000.	484,500	860,500	860,500	Year End Roll	1/3/2019
2018	104	FV	370,900	5100	5,000.	353,400	729,400	729,400	Year End Roll	12/20/2017
2017	104	FV	305,600	5100	5,000.	307,800	618,500	618,500	Year End Roll	1/3/2017
2016	104	FV	305,600	5100	5,000.	262,200	572,900	572,900	Year End	1/4/2016
2015	104	FV	273,400	5100	5,000.	256,500	535,000	535,000	Year End Roll	12/11/2014
2014	104	FV	273,400	5100	5,000.	210,900	489,400	489,400	Year End Roll	12/16/2013
2013	104	FV	284,100	5100	5,000.	200,600	489,800	489,800		12/13/2012

PRINT

Date	Time
12/10/20	17:39:01

LAST REV

Date	Time
08/23/17	14:03:34

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHOFIELD SHARR	38765-131		4/11/2003	Family	1	No	No		
MADORE RICHARD	34469-497		12/31/2001	Family	1	No	No		
	15869-324		11/1/1984		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2011	830	Porch	3,100	C				REPL RAILS/BALLUST
1/14/2011	33	Redo Kit	4,870					
3/18/2002	167	Window/S	30,000	C				VINLY SIDING/33 WI

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2017	Inspected	PH	Patrick H
7/29/2017	TTL REFUSAL	HS	Hanne S
1/13/2009	Meas/Inspect	189	PATRIOT
11/1/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13431728
Const Adj.:	0.98490196
Adj $ / SQ:	189.923
Other Features:	122500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604847
Depreciation:	112502
Depreciated Total:	492346

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

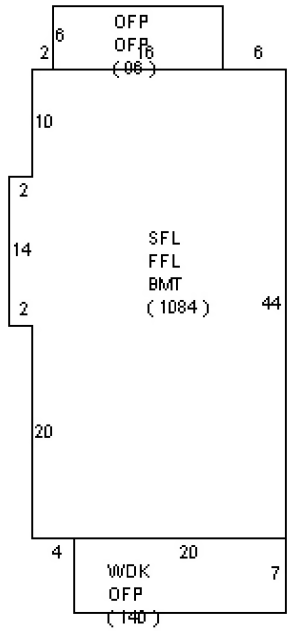
No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.92
Special Features:	0	Val/Su Net:	132.20
Final Total:	492300	Val/Su SzAd	227.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,084	56.980	61,763
FFL	First Floor	1,084	189.920	205,876
SFL	Second Floor	1,084	189.920	205,876
OFP	Open Porch	332	21.150	7,020
WDK	Deck	140	12.940	1,812
	Net Sketched Area:	3,724	Total:	482,347
Size Ad	2168	Gross Are	3724	FinArea 2168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100